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ZONING BOARD OF APPEALS

Sherri Boivin, Board Secretary

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decision was determined as follows:

- #11-06** from James A Dunmore-Smith and Kathryn E. Blumberg, 62 Jackson Street, Newton, MA, requesting a 181 sq. ft. variance from the minimum lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the existing house lot. **(Required lot area for *new* lots created after December 7, 1953 is 10,000 square feet.)** The property is located in a Multi Residence 2 district. **The petitioners' request for a variance from the minimum lot area requirements was granted, subject to conditions, 5-0.**
- #12-06** from 254 Derby Street LLC, 73 Lexington Street, Suite 103, Newton, MA, 02466 requesting a comprehensive permit under Massachusetts General Laws Chapter 40B, secs. 21-23, for properties located at 254 Derby Street and 262 Derby Street, Newton, MA. Petitioner proposes to renovate the existing dwelling unit located at 254 Derby Street; to demolish the existing house and detached garage at 262 Derby Street; and to construct seven new dwelling units, for a total of eight dwelling units. Two of the eight dwelling units will be "low and moderate income housing" within the meaning of M.G.L.c. 40B. The properties are located in a Single Residence 3 District. **The comprehensive permit was continued.**

Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision number 11-06 was filed on January 2, 2007.